

- 1) Incorporate specific requirements for Waller Creek into the Downtown Civic Spaces Overlay that establishes metes and bounds for a common Waller Creek centerline for consistent planning and regulatory purposes within the LGC, establishes a 60' minimum building setback for new development from the newly-defined creek centerline and provides a variance process for encroaching into the 60' setback.
- 2) All reviewing departments (AWU, AFD, AE, PARD, ATD, DSD, PZD, NHCD, WPD, PWD, Law, etc.) are integral to the success of the new code and should be directed to cooperate with each other to incorporate and implement Council's policy direction and priorities to (i) increase housing supply, diversity and affordability into their requirements, regulations and processes, (ii) achieve our transportation goals, (iii) streamline the code and site requirement review process, and (iv) make it more predictable.
- 3) Increase opportunities for interior neighborhood commercial spaces to offer walkable access to basic amenities such as but not limited to daycares, pharmacies, neighborhood groceries, restaurants, and civic spaces.
- 4) Consider a process to allow administratively amended plats to replat up to 6 new lots in accordance with the Texas Local Government Code by acknowledging all ~~R-zones and RM~~ Missing Middle-zones as "residential improvement areas" under state law.
- 5) Reduce minimum lot size requirements in missing middle zones to better facilitate fee-simple ownership of missing middle units on current standard lot sizes.
- 6) In order for staff to implement the Adopted Council Policy Direction, existing NCCDs should be remapped to accommodate changes related to ADUs, Parking, Preservation Bonuses, Affordability Bonuses, lot size, and Transition Area mapping.
- 7) Allow ~~group residential use and~~ co-housing ~~uses~~ in all R-zones.
- ~~8) Remap R3 zones on corner lots citywide, where larger lots and cross streets better facilitate additional units and traffic.~~
- 9) Consider a process that will Allow pocket-parks, parks under 1/4 acre, to be approved through a building permit process to expedite and simplify their development for PARD and community groups.

- 10) ~~Consider Study and model potential~~ code revisions to all impervious cover in missing middle zones ~~up to 85% with bonus, subject to the provision of requiring and the utilization of~~ green stormwater infrastructure ~~(GSI) on site-~~ to improve water quality, stormwater management, and ensure project feasibility. Consider ways GSI can be used to unlock affordability.
- a) GSI alternatives to impervious limitations should be drafted in a prescriptive manner to eliminate uncertainty and provide swift review.
 - b) Performance based GSI standards should also be provided to maintain design flexibility and context sensitivity.